# SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, October 3, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

**BOARD MEMBERS:** Fred Sweeney. *Chair* 

BRIAN MILLER, Vice-Chair BERNI BERNSTEIN LISA JAMES JOSEPH MOTICHA DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor

KATIE MAMULSKI, Planning Technician KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

#### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the SFDB).

CEQA Guidelines § 15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at <a href="www.SantaBarbaraCA.gov/SFDB">www.SantaBarbaraCA.gov/SFDB</a>. If you have any questions or wish to review the plans, please contact Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at <a href="kmamulski@SantaBarbaraCA.gov">kMamulski@SantaBarbaraCA.gov</a>. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and

every other Friday. Please check our website under <u>City Calendar</u> to verify closure dates. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 3308 or by email at <a href="mailto:SFDBSecretary@SantaBarbaraCA.gov">SFDBSecretary@SantaBarbaraCA.gov</a>. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTICE:** On Thursday, September 29, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at <a href="https://www.SantaBarbaraCA.gov/SFDB">www.SantaBarbaraCA.gov/SFDB</a>.

**PUBLIC COMMENT:** Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board. Public comment submitted prior to the scheduled meeting can be submitted via email to <a href="https://srpublic.com/SFDBSecretary@SantaBarbaraCA.gov">SFDBSecretary@SantaBarbaraCA.gov</a> or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

#### **REVIEW AFTER FINAL**

#### A. 1427 SHORELINE DR E-3/SD-3 Zone

Assessor's Parcel Number: 045-185-003
Application Number: MST2014-00136
Owner: Malcolm Family Trust
Winick Architects

(This is a revised project description. Proposal for a major façade remodel and 1,539 square feet of first-and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car garage. The proposal includes the conversion the existing garage into habitable space, and construction of a 440 square foot two-car carport, 82 square foot storage room, 293 square feet of patios, and 447 square feet of decks, terraces, and an exterior stair. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 3,214 square feet on a 12,012 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone is 81% of the required maximum floor-to-lot-area ratio (FAR). This revised project includes review for a Substantial Conformance Determination to the Coastal Development Permit approved under Planning Commission Resolution 006-15.)

(Review After Final is requested for a new fixed metal canopy at south façade, new wall fountain feature added at entrance courtyard, revised chimney location, revised outdoor lighting, minor facade change on North elevation and a new driveway gate.)

#### **REVIEW AFTER FINAL**

#### B. 1554 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-183-011
Application Number: MST2015-00207
Owner: Fred J. Krupica
Applicant: Steve Paul

(Proposal to construct a new 510 square foot area plaster and wood trellis attached to the east elevation of the existing two-story single-family residence. Other site improvements including site walls, a pool, and spa were recently approved under separate applications. No other alterations are proposed. This residence is on the City's List of Potential Historic Resources and is eligible as a Structure of Merit.)

(Review After Final is requested for reduced dimensions of the columns and trellis elements.)

## FINAL REVIEW

## C. 1522 KNOLL CIRCLE DR

E-1 Zone

Assessor's Parcel Number: 015-142-002
Application Number: MST2016-00201
Owner: Regas Christou
Architect: Chris Cottrell

(Proposal for a 1,325 square foot one-story addition to an existing 1,625 square foot one-story house with an existing 611 square foot attached two-car garage. The proposed total of 2,950 square feet on a 21,133 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested.)